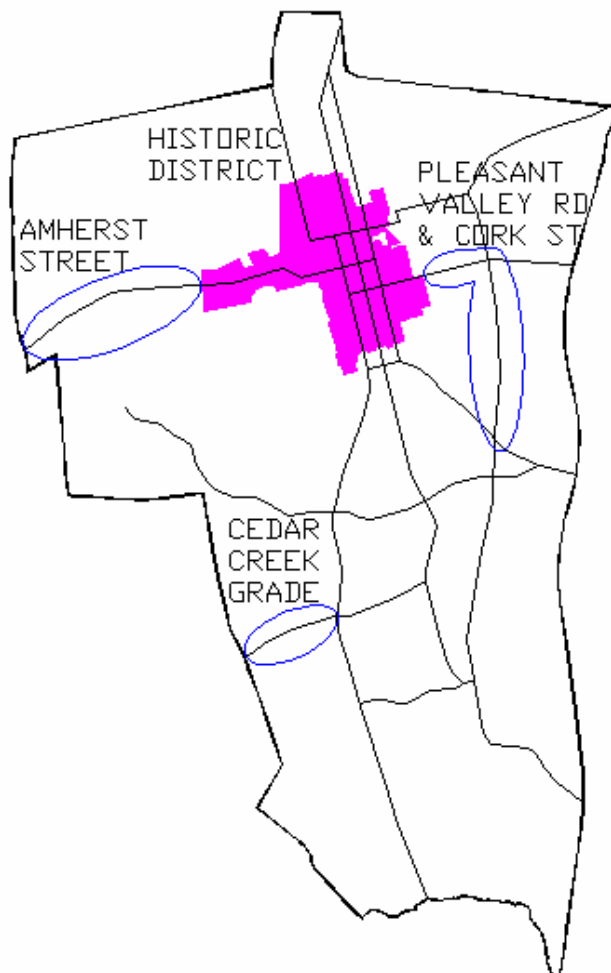


## Amherst Street, Cedar Creek Grade, and Pleasant Valley/Cork Street Corridors

2



Winchester, Virginia

**AMHERST STREET, CEDAR CREEK GRADE, AND  
PLEASANT VALLEY RD/CORK STREET CORRIDORS**

**INTRODUCTION**

The Amherst Street Corridor, U.S. Route 50, is located in the northwest portion of the City. This corridor is characterized by small to medium sized office buildings, several churches, banks, and some homes, as well as several larger facilities such as: The Winchester Medical Center, Glen Burnie/Museum of the Shenandoah Valley, and Frederick County's James Wood Middle School/Administration Complex.

The Cedar Creek Grade Corridor is located in the southwestern area of the City. This corridor is characterized by a variety of office, and commercial uses, as well as single family homes.

The Pleasant Valley Road/Cork Street Corridor is located in the eastern portion of the City. This Corridor is characterized by some medium sized office buildings, Jim Barnett Park, Mt. Hebron Cemetery, as well as some small scale residential buildings.

**TABLE OF CONTENTS**

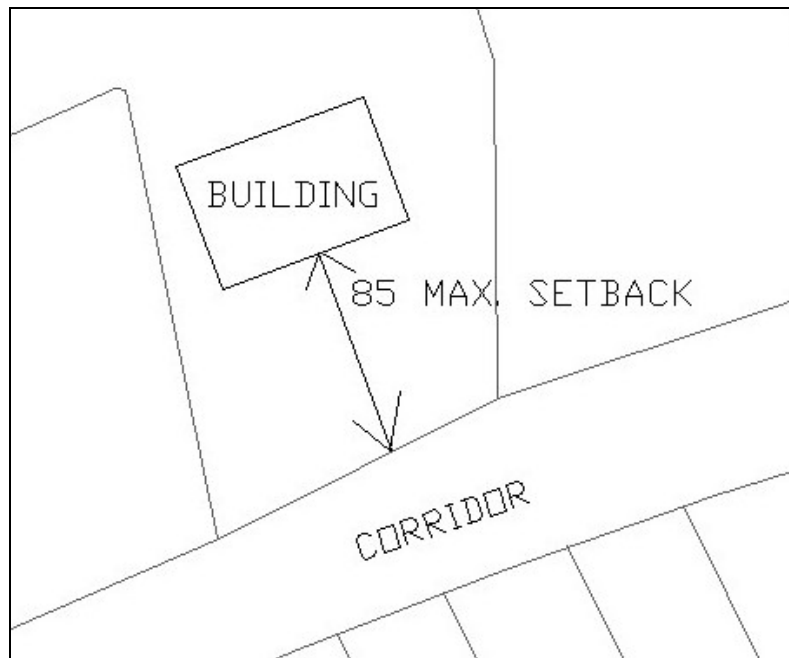
1. Building Orientation/Size.....	2
2. Site Access.....	3
3. Parking and Drive-Thru.....	3
4. Main Structures.....	4
5. Accessory Structures.....	8
6. Signs.....	8
7. Lighting.....	9
8. Fences and Walls.....	10
9. Other.....	10

**WINCHESTER CORRIDOR ENHANCEMENT GUIDELINES**

# AMHERST STREET, CEDAR CREEK GRADE, AND PLEASANT VALLEY RD/CORK STREET CORRIDORS

## 1. BUILDING ORIENTATION/SIZE

- A) At least one structure on the site must be within 85 feet of the public right-of-way. **(R\*)**



- B) The minimum size required for a structure's footprint is 1,200 square feet (excluding accessory structures). **(R)**
- C) The maximum size permitted for a structure's footprint is as follows:
- 1) Amherst Street Corridor - 8,000 square feet. **(R\*)**
  - 2) Cedar Creek Grade Corridor - 10,000 square feet. **(R\*)**
  - 3) Pleasant Valley Road/Cork Street Corridor - 20,000 square feet. **(S)**
- D) At least one main entrance of the structure must be oriented toward a public street frontage. **(R)**
- E) No structure can exceed 35 feet in height. **(R)**

*Key: (R) = Required; (R\*) = Required, but can be modified with a Conditional Use Permit;  
(S) = Suggested*

## WINCHESTER CORRIDOR ENHANCEMENT GUIDELINES

**AMHERST STREET, CEDAR CREEK GRADE, AND  
PLEASANT VALLEY RD/CORK STREET CORRIDORS**

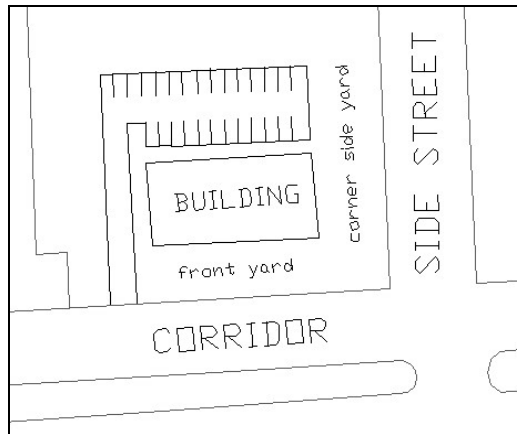
## **2. SITE ACCESS**

- A) Sidewalks must be inter-connected to adjacent parcels. **(R)**
- B) Inter-parcel access must be provided from existing/proposed off-street parking areas to parking areas on adjacent parcels. **(R)**
- C) Bike racks and/or improvements supporting mass-transit are encouraged to promote multi-modal transportation. **(S)**

## **3. PARKING AND DRIVE-THRU**

- A) Off-street parking should be located in non corner side or rear yards. **(S)**

*(Note: Some Underlying districts such as RO-1 prohibit parking in front and corner side yards other than with a CUP)*



- B) If off-street parking is located in a front or corner side yard:
  - 1) It can not exceed 60 feet in depth. **(R)**
  - 2) It must be a minimum 15 feet from public right of way. **(R)**
- C) Drive-thru(s) can not be oriented toward a front or corner side yard. **(R\*)**
- D) No more than 2 drive-thru stations shall be provided. **(R\*)**

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## **WINCHESTER CORRIDOR ENHANCEMENT GUIDELINES**

**AMHERST STREET, CEDAR CREEK GRADE, AND  
PLEASANT VALLEY RD/CORK STREET CORRIDORS**

## **4. MAIN STRUCTURES**

A) Primary Roofs(*as defined below*):

- 1) Must have a minimum pitch of 6:12. **(R\*)**
- 2) Long monotonous roof planes exceeding the following are prohibited:
  - I. More than 30 feet in length along the front and corner side elevations. **(R)**
  - II. More than 48 feet in length for non-corner side and rear elevations. **(R)**
- 3) Roof planes must be broken by a minimum of one other roof plane. With the intervening roof plane(s) being at a different angle and or pitch than the longer roof plane. **(R)**
- 4) Roof features such as: gables, soffits, dormers, and/or cupolas are encouraged to break up long monotonous roof planes. **(S)**



**Acceptable**



**Unacceptable**

***PRIMARY ROOF:***

The dominant roof visible from surrounding grade of vehicular and pedestrian paths as determined by the Review Board or its agent. Primary roofs may consist of compound roofs or false roofs that disguise flat or slightly pitched roofs. Single-story porch roofs which do not extend to the top of the building shall not be defined as primary roofs.

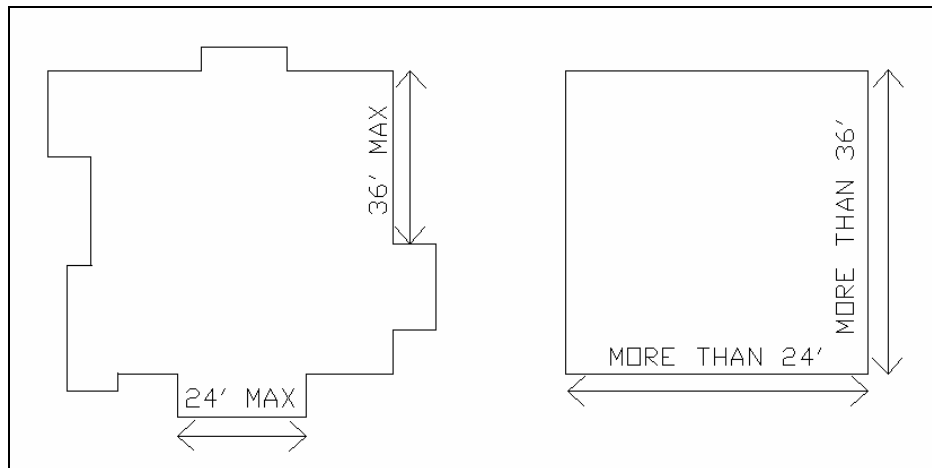
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## **WINCHESTER CORRIDOR ENHANCEMENT GUIDELINES**

## AMHERST STREET, CEDAR CREEK GRADE, AND PLEASANT VALLEY RD/CORK STREET CORRIDORS

### B) Façade Treatments/Enhancements:

- 1) Porches, canopies, and awning (preferably of cloth material), which soften the structure's impact to the street, are encouraged. **(S)**
- 2) Long monotonous facades exceeding the following are prohibited:
  - I. More than twenty-four feet (24') in length along the front and corner side elevation. **(R)**
  - II. More than thirty-six feet (36') in length for non-corner side and rear elevations. **(R)**
- 3) Wall planes shall be broken by off-sets of at least six inches (6") of recess or reveal. **(R)**
- 4) Façade enhancements such as cornices, pilasters, band or sill courses, lintels, arches, foundation accents, quoins, etc. are encouraged to avoid long monotonous building planes. **(S)**



**Acceptable**

**Unacceptable**

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## WINCHESTER CORRIDOR ENHANCEMENT GUIDELINES

## AMHERST STREET, CEDAR CREEK GRADE, AND PLEASANT VALLEY RD/CORK STREET CORRIDORS

- 5) To avoid excessive spans of solid walls or glass elevations, the Ratio Of Transparent To Opaque Treatment (*as defined below*) must meet the following:
- I. For front and corner side elevations shall be between 1:1 and 1:2 or vice versa. **(R\*)**
  - II. For non-corner side elevations shall be between 1:1 and 1:3 or vice versa. **(R\*)**

### *Notes:*

- a) This provision shall be interpreted to facilitate the distribution of transparent and opaque wall area across the surface of the building exterior. (R\*)*
- b) False windows and fake shuttered openings may be accepted on a limited basis. (R\*)*



**Balanced Treatment**



**Unbalanced Treatment**

### ***RATIO OF TRANSPARENT TO OPAQUE TREATMENT:***

A figure derived from the quotient of transparent to opaque façade surface area or vice versa. Transparent area shall include: windows, including surrounding trim and shutters; glass block, lattice, and louvered elements; perforated brick bond patterns; and doors that include some transparent area. Computation of façade surface area, as expressed in elevation view, shall be measured from the adjoining grade to the eave of the adjoining roof. Single-story porch/canopy roofs shall not count as adjoining roofs where there is vertical wall area visible above the porch/canopy roof. Deviations in the interpretation of this ratio to support increased transparent area designation may be considered for porches and/or arcades at least eight feet (8') in depth.

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## **WINCHESTER CORRIDOR ENHANCEMENT GUIDELINES**

## **AMHERST STREET, CEDAR CREEK GRADE, AND PLEASANT VALLEY RD/CORK STREET CORRIDORS**

- 6) No portion of a building constructed of barren and unfinished concrete masonry unit (such as cinder block) or corrugated material or sheet metal shall be visible from any adjoining property or public right-of-way. This shall not be interpreted to preclude the use of architectural or split face block as a building material. **(R)**
  - 7) Reflective surfaces are generally not considered acceptable exterior material, other than window glass. **(S)**
  - 8) No more than 3 colors, excluding roof color, should be used per building. **(S)**
  - 9) Semitransparent stains are recommended for application on natural wood finishes. **(S)**
- C) Mechanical equipment must be placed in the rear yard or rear roof elevation. **(R)**
- D) In addition to the provision for undergrounding of utilities in Section 18-22-1 of the Zoning Ordinance, any change of use which increases the parking requirement must incorporate placement of distribution lines for electrical, telephone, cable television and any other services requiring wires or cables underground. **(R)**



**Acceptable**



**Unacceptable**

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## **WINCHESTER CORRIDOR ENHANCEMENT GUIDELINES**



**AMHERST STREET, CEDAR CREEK GRADE, AND  
PLEASANT VALLEY RD/CORK STREET CORRIDORS**

## **5. ACCESSORY STRUCTURES**

- A) Accessory structure(s) must be of style, color, and materials consistent with the main structure(s). **(R)**
- B) Utilities and support equipment must be placed in the rear yard. **(R)**
- C) Dish antennas and cellular panels can not be visible from a public or private street. **(R)**

## **6. SIGNS**

A) Generally:

- 1) Roof-mounted, portable, and temporary signs, as well as banners and pennants are prohibited. **(R)**
- 2) The message portion of signs should not have more than 3 colors. **(S)**
- 3) Internally illuminated signs are prohibited. **(R)**

B) Freestanding signs:

- 1) Must be of a ground-mounted monument type and must be of style, color, and materials consistent with the main structure(s). **(R)**
- 2) Height can not exceed the following:
  - I. Amherst Street and Pleasant Valley Road/Cork Street Corridors - 6 feet. **(R)**
  - II. Cedar Creek Grade Corridor - 10 feet. **(R)**



**Acceptable**



**Unacceptable**

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## **WINCHESTER CORRIDOR ENHANCEMENT GUIDELINES**

**AMHERST STREET, CEDAR CREEK GRADE, AND  
PLEASANT VALLEY RD/CORK STREET CORRIDORS**

## **7. LIGHTING**

**A) Generally:**

- 1) Should be from concealed sources (i.e., the luminaire or bulb itself is not visible). **(S)**
- 2) Must be of a clear white or amber light that does not distort colors. **(R)**
- 3) Not spill over onto adjoining properties, buffers, highways, nor impair the vision of motor vehicle operators. **(R)**
- 4) Should be of a downcast directional or cut-off type capable of shielding the light source from direct view and providing well-defined lighting patterns. Exceptions may be permitted for lower voltage accent lighting such as traditional coach lights. **(S)**

**B) Free-standing parking lot lighting fixtures and supports:**

- 1) Must be of ornamental design. **(R)**
- 2) Not exceed 20 feet in height. **(R)**

**C) Building mounted/oriented lighting:**

- 1) Not be high voltage wall-pak lighting. **(S)**
- 2) Either be recessed under roof overhangs or generated from low voltage decorative level light fixtures. **(S)**



**Acceptable**



**Unacceptable**

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## **8. FENCES AND WALLS**

A) Chain link fence:

- 1) Can not be located in the front and/or corner side yard. **(R)**
- 2) Can not be visible from the street. **(R)**

B) Existing limestone freestanding or retaining walls must be preserved. **(R)**

C) New freestanding or retaining walls must be made of stone or brick. **(R)**



**Acceptable**



**Unacceptable**

## **9. OTHER**

A) Outdoor display of merchandise can not be visible from a public or private street. **(R)**

B) Creative design and locating of telecommunication equipment is encouraged. **(S)**

C) Telecommunication towers of lattice construction are prohibited. **(R)**

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## **WINCHESTER CORRIDOR ENHANCEMENT GUIDELINES**